



18 July 2019

**VENN PARTNERS GROUP CLOSES €380m PUBLIC SECURITISATION OF PRIME DUTCH RESIDENTIAL MORTGAGES ORIGINATED BY ITS LENDING ARM, VENN HYPOTHEKEN**

***Venn's second securitisation transaction of 2019, and largest self-originated deal***

Venn Partners LLP ("Venn"), an investment manager of European residential mortgages and real estate debt, is pleased to announce the closing of its fifth Dutch securitisation transaction, Cartesian Residential Mortgages 4 S.A. ("Cartesian 4"). The €380m transaction is the largest securitisation of collateral originated by its lending arm, Venn Hypotheken, and the group's second securitisation for 2019 following the issuance of Cartesian Residential Mortgages Blue S.A. in April.

The transaction included €45m of prefunding to finance additional mortgages that had been fully underwritten as of the transaction closing date. 91% of the mortgage-backed notes were awarded AAA ratings by Fitch and DBRS.

As with most other deals in the Cartesian series, Ember VRM Sarl, an investment company established and advised by Venn, will hold and retain a 5% first-loss tranche in the transaction. The deal is structured to be compliant with the latest Securitisation Regulation and was independently verified for compliance with STS, LCR and CRR by PCS Markets.

The deal was oversubscribed across the capital structure: the Class A notes alone accumulated >€700m of orders. Final coverage levels across the Class A, B, C, and D Notes were 2.1x, 3.6x, 2.8x, and 3.1x respectively. Spreads tightened substantially during the marketing process, with the Class A Notes pricing at 51 bps, significantly inside the initial price guidance.

The Cartesian programme continues to attract a broad investor base. The final book for the Cartesian 4 transaction had 24 distinct investors from several jurisdictions including the Netherlands, France, Italy, the UK, the US, Spain, Luxembourg, Germany and Switzerland.

**Gary McKenzie-Smith, Managing Partner at Venn, commented:** "Given the surge in supply of European RMBS and ABS in the primary market during late Q2, we were pleased with the breadth and depth of demand for the transaction and the benefits that should have for the wider Cartesian programme. Our ability to meet the STS and STS+ labels was also important and signals our intention to be a prime and regular issuer of RMBS, targeting 1 to 2 transactions per year."

**Marc de Moor, CEO of Venn Hypotheken, commented:** "With this 3<sup>rd</sup> offering in just 2 years of our high credit quality residential mortgage product to a wide international investor base we have become a repeat issuer of Dutch RMBS. This also helps us to grow brand recognition and trust as a stable originator of prime credit products in the Dutch local residential mortgage market."